



**A REGULAR MEETING MINUTES  
CODE ENFORCEMENT BOARD  
MARCH 3, 2015**

**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

A **REGULAR MEETING** of the Winter Garden Code Enforcement Board (CEB) was called to order by Chairman Joseph Skubas at 6:17 p.m. in the City Hall Commission Chambers, at City Hall, 300 West Plant Street, Winter Garden, FL. The Pledge of Allegiance was recited.

**DETERMINATION OF QUORUM**

A quorum was declared present at 6:17 p.m.

**MEMBERS PRESENT:**

Chairman Joseph Skubas, Vice-Chairman John Benoit III, Board Members: Harold Petch, David Buckles, Johnny Clark, Jack Litteral, and Bruce Woloshin.

**MEMBERS ABSENT:**

**ALSO PRESENT:**

Board Attorney Daniel Langley, Community Development Manager Steve Pash and Customer Service Representative Karla Cuevas.

**2. CONSENT AGENDA**

**A. SWEARING IN OF PARTIES TO TESTIFY**

CEB Attorney swore in Community Development Manager Steve Pash and Mohammad Sama who will be presenting testimony.

**B. APPROVAL OF MINUTES**

Approval of minutes from the regular meeting held February 3, 2015.

***MOTION: Board Member Johnny Clark moved to approve the February 3, 2015 meeting minutes. Seconded by Board Member David Buckles, the motion carried unanimously 7-0.***

**3. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS**

**A. OLD BUSINESS**

**1. 642 South Dillard Street, Winter Garden, FL → CASE # 14-174.**

Community Development Manager, Steve Pash

**Sec. 102-92** Prohibited Signs

**Sec. 118-1536** General Requirements

Respondent is requesting a reduction in fines.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE # 14-174**

Community Development Manager, Steve Pash, stated that the violator Metro PCS has been on the agenda several times and that the representative Mr. Mohammad Sama has been out of the state and unable to attend meetings.

Currently the property has a \$45,000 fine and Mr. Sama is asking the Board for a reduction or to waive the fines as much possible, since the property is in compliance. Mr. Sama apologized to the Board because of his absence on all previous occasions. Mr. Sama said that as soon as he found out about the violations, he removed the lights but couldn't come before the Board because he was in Chicago opening a new market for Metro PCS.

Mr. Pash stated that the fines were accumulating for some time because the lights weren't removed, but once the lights were removed then staff stopped the fines from accumulating. Mr. Pash said Mr. Sama had the lights still installed there and he had to hire someone to remove them, therefore staff didn't bring him before the Board until the lights were completely removed. Mr. Pash said that staff is not here to collect the money but to bring the property into compliance.

**Questions and Discussion**

***MOTION: Based upon the Findings of Fact and evidence presented, Board Member Johnny Clark moved to reduce the \$45,000 to a \$200.00 fine. If not paid by March 10, 2015 total due will be \$45,000. Seconded by Vice Chair John Benoit III and carried unanimously 7-0.***

**2. 671 Business Park Boulevard, Winter Garden, FL → CASE # 14-183.**

Community Development Manager, Steve Pash

**Sec. 102-92** Prohibited Signs

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE # 14-183**

Community Development Manager, Steve Pash, requested that the case be tabled until the May 5, 2015 meeting.

**3. 1010 South Dillard Street, Winter Garden, FL → CASE # 14-184.**

Community Development Manager, Steve Pash

**Sec. 102-92 Prohibited Signs**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE # 14-184**

Community Development Manager, Steve Pash, requested that the case be tabled until the May 5, 2015 meeting.

**Questions and Discussion**

***MOTION: Board Member Johnny Clark moved to table the second and third items on the agenda until the May 5, 2015 Board Meeting. Seconded by Vice Chair John Benoit III and carried unanimously 7-0.***

**B. NEW BUSINESS**

**1. 731 South Dillard Street, Winter Garden, FL → CASE # 15-004.**

Community Development Manager Steve Pash

**Sec. 98-192** General Criteria and Standards

**Sec. 102-92** Prohibited Signs

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE # 15-004**

Community Development Manager, Steve Pash, Pash stated that the property has been brought into compliance. No motion needed

**2. 13347 West Colonial Drive, Winter Garden, FL → CASE # 15-007.**

Community Development Manager Steve Pash

**Sec. 102-161** Signs Permitted in Commercial and Industrial Districts

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE # 15-007**

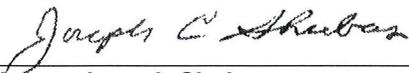
Community Development Manager, Steve Pash, Pash stated that the property has been brought into compliance. No motion needed

**4. ADJOURNMENT**

*There being no further business to discuss, Vice Chair John Benoit III moved to adjourn the meeting at 6:24 p.m. Seconded by Board Member Jack Litteral and carried unanimously 7-0.*

**APPROVED:**

**ATTEST:**



Chairman Joseph Skubas



Customer Service Rep Karla Cuevas